

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhstateagents.co.uk](mailto:info@bmhstateagents.co.uk)

To view our Properties on the Internet:

[www.bmhstateagents.com](http://www.bmhstateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### 25 GLEBE ROAD, CLEETHORPES

**PURCHASE PRICE £120,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£120,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 25 GLEBE ROAD, CLEETHORPES

Nestled on Glebe Road in the charming coastal town of Cleethorpes, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. Offered for sale with no chain, this property is conveniently located near local amenities, schools, and the picturesque seafront, making it an ideal choice for families and individuals alike.

Upon entering, you are welcomed into a hall that leads to two inviting reception rooms. The lounge provides a perfect space for relaxation, while the dining room is ideal for entertaining guests or enjoying family meals. The well-appointed kitchen is complemented by a downstairs bathroom, ensuring practicality for everyday living.

The first floor boasts three generously sized bedrooms, each offering ample space for personalisation. An additional upstairs bathroom enhances the convenience of this home, catering to the needs of a growing family.

This property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, you will find both front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

In summary, this terraced house on Glebe Road is a wonderful opportunity to acquire a well-located family home with plenty of space and potential. With its proximity to essential amenities and the seafront, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

### **ENTRANCE PORCH**

Through a u.PVC double glazed door into the porch with vinyl to the floor and a hardwood door into the hall.

### **HALL**

The hall with stairs to the first floor accommodation, a central heating radiator, vinyl to the floor and a light to the ceiling.

### **LOUNGE**

14'2 into bay x 9'9 (4.32m into bay x 2.97m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, a white fire surround with a marble effect hearth. There is a light, coving and ceiling rose to the ceiling.





## 25 GLEBE ROAD, CLEETHORPES

### LOUNGE



### DINING ROOM

10'4 x 13'1 (3.15m x 3.99m)

The dining room with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



## 25 GLEBE ROAD, CLEETHORPES

### KITCHEN

7'11 decreasing to 2'7 x 14'8 decreasing to 11'7  
(2.41m decreasing to 0.79m x 4.47m  
decreasing to 3.5)

With white wall and base units, contrasting work surfaces, tiled splash backs, a stainless steel sink unit with a chrome mixer tap. Two u.PVC double glazed windows and a door, a central heating radiator, vinyl to the floor, an understairs cupboard and a light to the ceiling.



### KITCHEN





## 25 GLEBE ROAD, CLEETHORPES

### **BATHROOM**

8'5 x 4'5 (2.57m x 1.35m)

Comprising of a panelled bath, a chrome mixer tap, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a light, coving and loft access to the ceiling.

### **BEDROOM 1**

13'2 x 12'3 (4.01m x 3.73m)

Bedroom 1 is to the front of the property with a u.PVC double glazed window, a cast iron fireplace, a central heating radiator, a light and coving to the ceiling.



## 25 GLEBE ROAD, CLEETHORPES

### **BATHROOM**

8'0 x 4'10 (2.44m x 1.47m)

Comprising of a panelled bath, chrome taps, a plumbed shower, a pedestal wash hand basin, chrome taps and a toilet. Fully tiled walls and floor, a central heating radiator and a light to the ceiling.



### **BEDROOM 2**

8'1 x 7'10 (2.46m x 2.39m)

This bedroom is to the middle of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.





## 25 GLEBE ROAD, CLEETHORPES

### **BEDROOM 3**

11'3 x 7'11 (3.43m x 2.13m'3.35m)

Bedroom 3 is to the back of the property with a u.PVC double glazed window, a cupboard housing the central heating boiler, a light and coving to the ceiling.



### **OUTSIDE**

The front garden has a walled boundary and is laid to pavers for ease of maintenance.

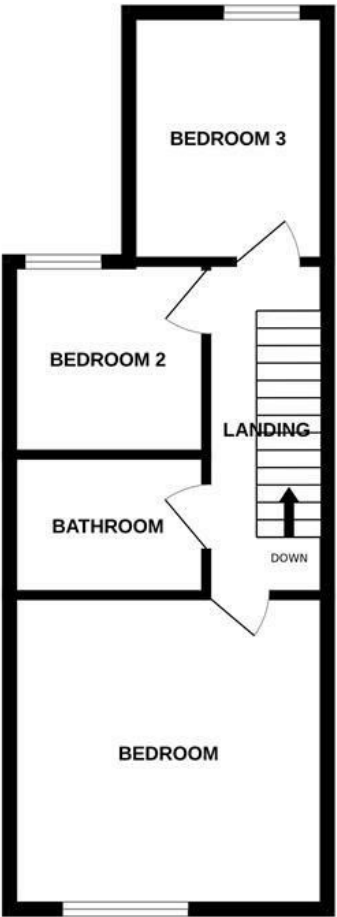
The rear garden has a walled and fenced boundary with a wooden gate and is laid to pavers and concrete and there is a lawned area.



GROUND FLOOR

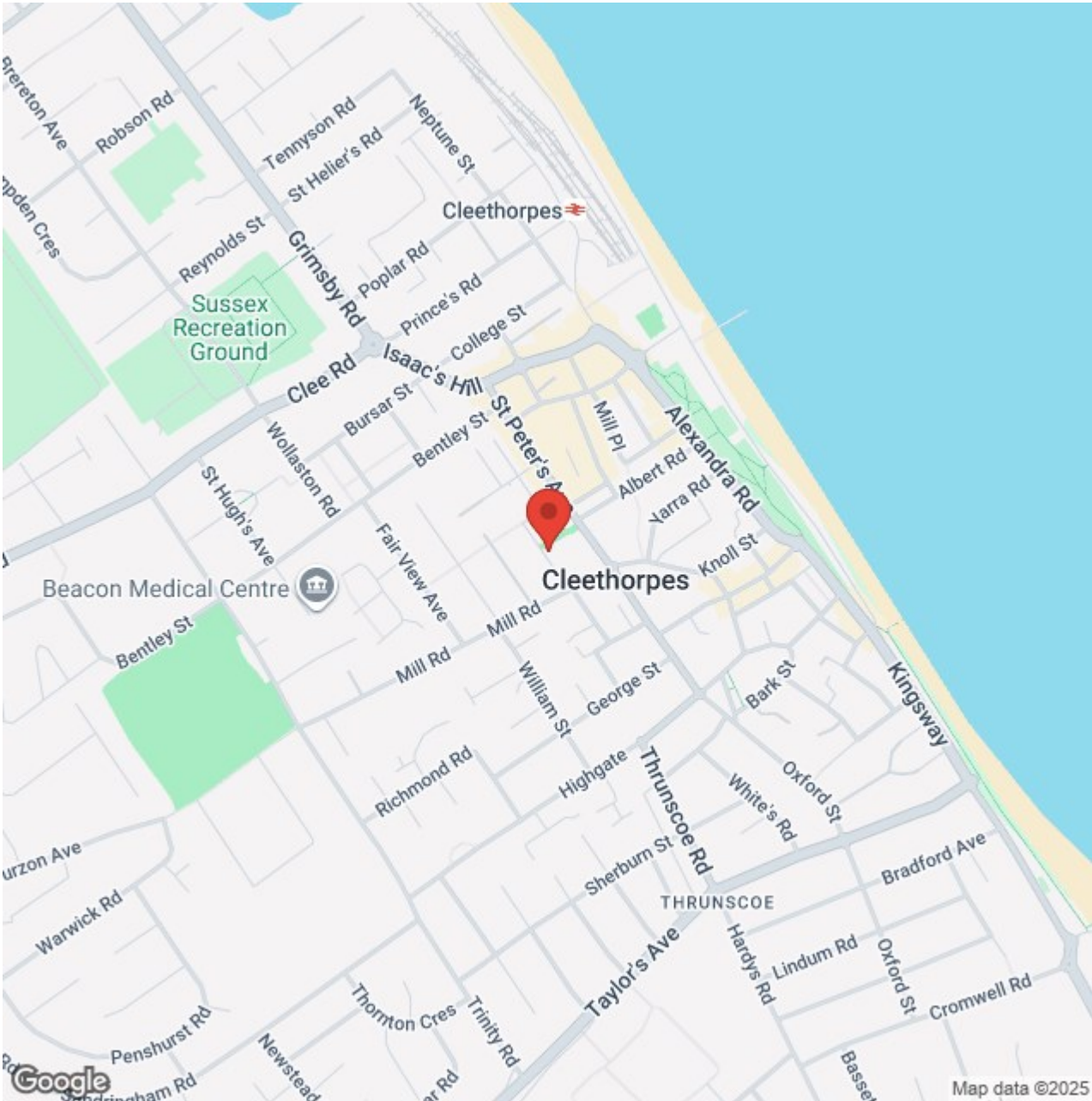
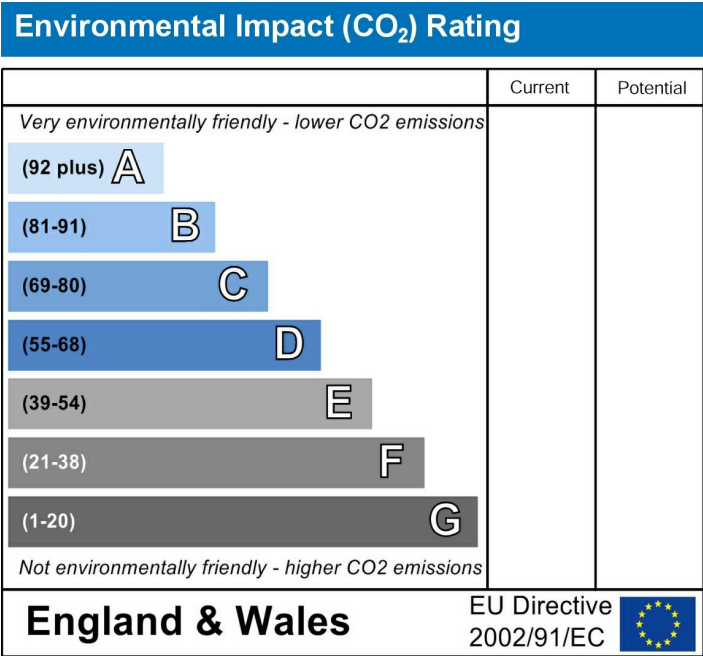
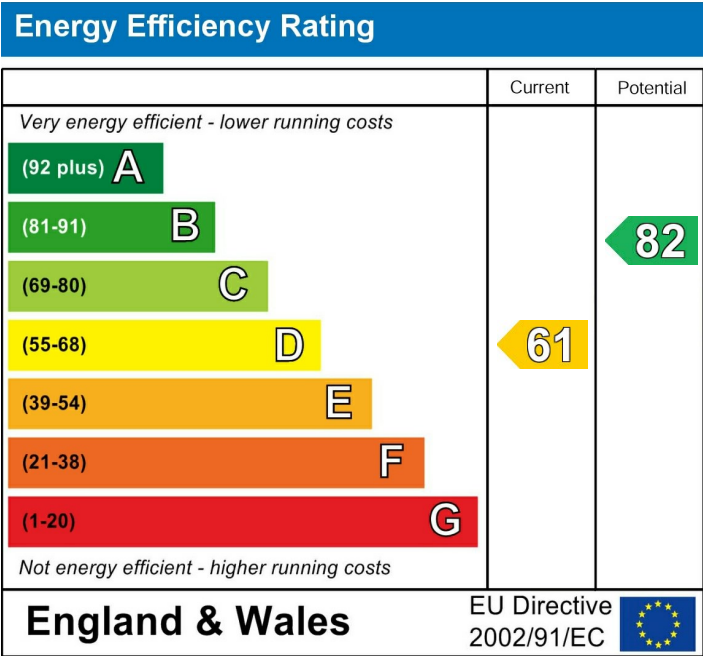


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025





## **ADDITIONAL NOTES**

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland